

CHAPTER 12: DEVELOPMENT PERMIT AREA GUIDELINES

General Authority for Development Permit Areas

Under section 488 (1) of the Local Government Act, an Official Community Plan (OCP) may designate development permit areas for the following purposes:

- a. protection of the natural environment, its ecosystems and biological diversity;
- b. protection of development from hazardous conditions;
- c. establishment of objectives for the form and character of intensive residential development;
- d. establishment of objectives for the form and character of commercial, industrial or multi-residential development;

Designations and Locations

The following development permit areas have been established for Anmore as shown on [Schedule - TBD](#)

1. Development Permit Area 1 (DP-1) – Small Scale Multi-Unit Housing
2. Development Permit Area 2 (DP-2) – Multi-Unit Residential Housing – Hillside Residential
3. Development Permit Area 3 (DP-3) – Watercourse Protection
4. Development Permit Area 4 (DP-4) – Protection of Development from Hazardous Conditions – Steep Slopes

Guidelines

This section describes the special conditions or objectives that justify the development permit area designations. The guidelines set out specify the manner by which the special conditions or objectives will be addressed.

1. Development Permit Area 1 (DPA-1): Small Scale Multi-Unit Housing

1.1 Category

Pursuant to subsection 488(1)(e) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of Small Scale, Multi-Unit Housing (SSMUH) as a form of intensive residential development.

1.2 Justification

SSMUH forms of development represent a significant change to the number of dwelling units permitted in existing Rural designated neighbourhoods, as well as potential changes to the form of development. As a type of intensive residential development, SSMUH projects require careful design to ensure that this infill form of housing respects the character of these existing neighbourhoods and adjacent properties, while also creating attractive and livable ground-oriented dwellings for a range of households. This development permit is necessary to facilitate the construction of:

- 1.2.1 a detached single-family dwelling with a secondary suite and coach house providing 3 dwelling units; or
- 1.2.2 a stand-alone coach house building.

1.3 Objectives

The objectives for the SSMUH Development Permit are:

- Promote a high standard of design, construction and landscaping, and are compatible in scale, form and character with adjacent uses.
- Explore opportunities for on-site tree and vegetation retention.
- Preserve and enhance the scale and character of individual neighbourhoods.
- Encourage building and landscape design that promotes privacy, safety and accessibility.
- Facilitate ground-oriented dwelling units that are appropriate for young people, seniors and families.

1.4 Exemptions

Where a site is located in a designated DPA-1, a Development Permit is not required for:

- 1.4.1 the construction of a single-family dwelling without the inclusion of a coach house building;
- 1.4.2 interior alterations to a building or structure;
- 1.4.3 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;
- 1.4.4 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.); and
- 1.4.5 replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

In such cases, conformity with the guidelines is still encouraged.

1.5 Guidelines DPA-1

1.5.1 Neighbourhood Character

- Design projects to reflect the character of the neighbourhood and the principal dwelling if applicable through similar architectural and landscaping approaches (i.e. respecting building setbacks, height, massing, scale, rooflines, building materials, etc.)

1.5.2 Quality of Design

Incorporate a high quality of design and architectural detail to all street facing elevations;

- Avoid flat, monotonous faces with entrances as a dominant feature facing the street.
- Utilize continuous and consistent building cladding materials, other architectural elements around all sides of buildings using a West Coast style.

1.5.3 Building Character, Siting and Massing

- Building design should generally have a single-family character and incorporate West Coast references while responding to site conditions.
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

1.5.4 Entranceways

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

1.5.5 Unit Configuration

- Dwelling units should be configured in such a way that they provide functional layouts, privacy, private outdoor space, and access to daylight and fresh air. Primary living spaces should generally face a front or rear property line, or central courtyard between buildings.

1.5.6 Accessibility

- Dwelling units should be designed in accordance with the BC Building Code for adaptable dwelling units in order to meet the current and future needs of all residents, and to encourage aging in place.

1.5.7 Daylight and Natural Ventilation

- Every dwelling unit should have at least two exterior walls, preferably opposite each other, to allow natural cross ventilation and access to daylight throughout.
- All living spaces, bedrooms and bathrooms must be served by at least one window that can open.

1.5.8 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor spaces to avoid overlook of other windows and private outdoor spaces by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

1.5.9 Open Spaces

- Maximize the amount of usable private outdoor space for each dwelling unit. This space should provide sufficient area for typical outdoor activities and be at least 10 m^2 (108 ft^2) with a minimum dimension of 2.75 m ($9.0'$).
- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

1.5.10 Landscaping and Screening

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades, enhance privacy between units and maximize stormwater retention. A landscape plan will be necessary that has been prepared by a registered landscape architect that demonstrates an appropriate level of landscaping.
- Landscape front yards utilizing native plants that are drought tolerant.
- Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street.
- Define private and public spaces by the use of low fencing, landscaping and modest changes in grade to define a sense of transition.

1.5.11 Lighting

- Exterior lighting should be used to demarcate and illuminate individual unit entries for ease of wayfinding from the street.
- Lighting should be neighbour-friendly and avoid glare into exterior or interior spaces of units both within the development and on neighbouring properties.

1.5.12 Retained Existing Buildings

- Buildings proposed for retention should be reviewed to ensure their existing form and location meet the current spatial requirements for emergency access and parking.
- Any retained existing building is required to meet all current applicable zoning regulations.

1.5.13 Pedestrian Access

- Pedestrian access pathways must be provided on-site for access from unit entries to the street, to vehicle parking areas, and to garbage storage areas.
- Pathways should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal), that are slip-resistant, and free of tripping hazards.

1.5.14 Driveways and Manoeuvring Aisles

- Driveways and manoeuvring aisles should be surfaced with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal). Large expanses of pavement using single materials should be avoided by integrating other surface treatments such as pavers, stamped concrete etc.
- Pervious materials are encouraged to increase permeability.

1.5.15 Parking

- Minimize the amount of impervious paved surfaces (i.e., share driveways between two dwellings or between the principal dwelling and secondary suite or use pervious paving materials such as grasscrete).
- Surface unenclosed parking spaces with all-weather durable materials that can be adequately maintained (i.e. facilitate snow removal).

1.5.16 Stormwater Management

- Stormwater must be managed on each lot using strategies to minimize runoff through retention and adequate on-site infiltration.

1.5.17 Solid Waste and Recycling

- SSMUH developments should provide space for on-site storage of solid waste and recycling, as well as adequate set-out space and locations.
- Every unit should have its own waste storage enclosure and be designed to be wild-life resistant.

1.5.18 Emergency Access

- Emergency access to all units is required.
- Pathways for emergency access should be lit, must have a 1.5 m (5.0') minimum width, and should be clear, level, and constructed of materials that provide stable footing. Any stairs necessary as part of an emergency access pathway must be constructed of non-combustible materials, designed to support the weight of firefighters with equipment, and meet the requirements of the BC Building Code.

2. Development Permit Area 2 (DPA-2): Multi-Family Development – Hillside Residential

2.1 Category

Pursuant to subsection 488 (1) (f) of the Local Government Act, the purpose of this designation is to establish objectives for the form and character of multi-family residential development.

2.2 Justification

This development permit area is designated to establish high level guidelines for the form and character of multi-unit residential development with the intention of achieving a high standard of building design, site compatibility and site aesthetics to maintain Ammore's semi-rural character. DPA-2 is applicable to all semi-detached, duplex, and townhouse building forms that are constructed within the *Hillside Residential* land use designation as shown on **Schedule TBD**. Semi-detached and duplex units typically involve two units, while townhouse developments involve two or more units.

2.3 Objectives

Objectives of DPA-2 – Multi-Family Development - Hillside Residential are to:

- Promote a high standard of design, construction and landscaping compatible in scale, form and character with adjacent uses using West Coast elements.
- Encourage building and landscape design that promotes privacy, safety and accessibility.
- Encourage developments that serve to preserve and enhance any special natural or aesthetic features which help define the identity of the area.
- Provide ease of access for all residents, regardless of physical capabilities.
- Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site.
- Promote the siting of buildings and designs that are compatible with steep slope context.
- Minimize visual impacts of hillside development through appropriate siting, finishes, materials and colours.
- Retain and, where possible, enhance significant natural scenic features, such as gullies, rock outcrops and knolls.
- Preserve the natural character of sloped sites and avoid scaring.
- Ensure road design and parking provides a safe environment and ease of on-going maintenance.
- Retain natural vegetation wherever possible, both during construction and throughout the life of the development.
- Design projects in accordance with Crime Prevention Guidelines for Crime Prevention Through Environmental Design (CPTED).

2.4 Exemptions

Where a site is located in a designated DPA-2, a Development Permit is not required for:

- 2.4.1 interior alterations to a building or structure;
- 2.4.2 alteration to an existing building that does not require the issuance of a building permit such as, but not limited to, siding, roofing, doors, painting or building trim that does not impact the overall form and character of building;
- 2.4.3 minor renovations involving only partial changes to the exterior of a building, or an addition that is less than 46.5 m² (500 sq. ft.); and
- 2.4.4 replacement of a building that has been destroyed by natural causes in cases where the replacement building is identical to the original in both form and location.

2.5 DPA-2 Guidelines

A development permit is required to facilitate the development of:

- Semi-detached/duplex dwelling units; and
- Townhouse dwelling units.

Once a development permit has been issued by the village for a project, all works undertaken must be consistent with the issued development permit or amendment approved by Anmore.

The following general guidelines apply to all properties in DPA-2:

2.5.1 General Guidelines

- a. Incorporate a high quality of design and architectural detail to all street facing elevations to respond to the local climate.
- b. Retain mature vegetation and existing trees when feasible.
- c. Incorporate a high quality of landscape design and provide meaningful outdoor spaces that offer privacy, screening and context sensitivity to surrounding neighbours through at grade outdoor spaces.
- d. Design diverse building forms that are sensitive to adjacent developments in terms of siting, design, scale, massing and height and contribute to Anmore's semi-rural character.
- e. Effectively utilize site topography to step buildings and floor levels to take advantage of the unique potential that a sloped site affords with respect to views and daylight for multiple dwelling units.
- f. Limit impermeable surfaces in landscaped areas and open spaces to maximize stormwater infiltration.

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2.6 Semi-Detached/Duplex Guidelines (Two Units or Less Residential Buildings)

2.6.1 Entranceways and Front Elevations

- Entrances/front doors should be the dominant feature facing the street, with building articulation by the inclusion of front porches and verandahs.

- Semi-detached/duplex units should be differentiated by offsetting the front elevations of each unit. Mirror image' facades should be avoided.

2.6.2 Building Character, Siting and Massing

- Building design should generally have a single-family character and incorporate West Coast references while responding to site conditions.
- The number of buildings and their siting on a lot and building massing should take advantage of the existing site conditions such as lot size/shape, topography, access, solar exposure and views to produce sensible building forms that are suitable to their context and livable.

2.6.3 Materials and Detailing

- Building materials should be residential in character. Acceptable materials include wood, standard dimension brick, stone, hardiplank siding and shingles which simulate a wood appearance.
- The use of a variety of cladding material, architectural detailing and/or accent colours should be considered, particularly on street fronting elevations.
- Colours can be utilized to differentiate one unit from another, though the number of colours should be limited, and be in keeping with, the common colour palette of the surrounding area. Additional colours should be used only as accents or trim.
- Exposed concrete foundations should be kept to a minimum and, where present, should be finished with brick, paint, sandblasting, exposed aggregate finish, and/or screened with adequate landscaping.

2.6.4 Roof Structures

- Roof structure between the two units should be varied to highlight unit individuality by the use of dormers, gables and architectural detailing.

2.6.5 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.6.6 Open Spaces

- Design all units to have easy and direct access to high quality, private, outdoor amenity space located at grade.

- Private outdoor space should be located, sited and configured to ensure access to daylight and should be screened for privacy by building mass, vegetation, landscape structures, changes in grade where appropriate, or a combination thereof.

2.6.7 Landscaping

- Provide landscaping in strategic locations to frame building entrances, soften building edges, screen parking areas, break up long facades and maximize stormwater retention. A landscape plan will be necessary, that has been prepared by a registered landscape architect, that demonstrates an appropriate level of landscaping.
- Define private and public spaces through the use of low fencing, landscaping and modest changes in grade to provide a sense of transition.

2.6.8 Parking

- Parking structures/garages should be located in the rear yard when possible and should be treated similar to the principal building, in terms of design, detailing, materials and colour schemes.
- In cases where parking structures/garages can not be located in the rear yards, parking structures should be located to the side of units and recessed behind the front facade. A parking structure/garage should not occupy more than 50% of the total width of the front facade.

2.6.9 Solid Waste and Recycling

- Site layouts should include solid waste pick-up and bin storage areas.

The location of garbage and recycling storage spaces should:

- Be located in an area such that noise and odour impacts to building occupants and neighbouring properties are minimized.
- Not block laneways, drive aisles, parking stalls, or other publicly owned rights-of-way where it may disrupt pedestrian or traffic circulation patterns.
- Not be located in the required front yard setback.
- Include additional widths if individual bins are proposed to be stored in garages, to accommodate the required cart aisle width and cart placement.
- Be designed to be wildlife resistant.

2.7 Townhouse Guidelines (Two or More Residential Buildings)

2.7.1 Building Siting

All buildings should be located or configured so as to:

- Maximize natural light penetration into dwelling units and corridors/stairwells.
- Minimize shadow impacts upon adjacent sites and upon common outdoor areas.
- Create or maintain view corridors.

- Promote natural ventilation reducing reliance on mechanical means.
- Maintain a spatial separation that maximizes privacy for all dwelling units.

2.7.2 Entranceways

- Outdoor private entrances to multi-family residential townhouse units should be screened/landscaped in a way that will provide privacy while still allowing sufficient visibility for security considerations.

2.7.3 Topography

- Building placement and design shall consider setting buildings into the hillside and stepping upper storeys back to respect views from the adjacent buildings where feasible.
- Buildings shall be designed to avoid presenting an overly dominant appearance using varying architectural massing, roof line and balcony/terrace design, window treatments, and landscaping to reduce monolithic forms and improve their aesthetic appearance.
- Buildings should be designed to limit the visual impacts associated with development along ridgelines and edges of hillsides greater than 30% slope.
- Setback buildings, retaining walls and fences from the edge of natural features, such as ravines, cliffs, rock knolls or outcrops.

2.7.4 Articulation

- Design facades to articulate individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this may include: Recessing or projecting facades to highlight the identity of individual units and using entrance features, roofline features, or other architectural elements.
- Include architectural entrance features such as stoops, porches, shared landings, patios, recessed entries and canopies.

2.7.5 Design Repetition

- Adjacent projects should demonstrate a significant change in features such as roof slopes, size, and location of windows and doors, colours and finish materials. A change of colours or materials alone, or reversing the plan layout, is not sufficient.

2.7.6 Balconies/Decks

- All multi-family residential dwelling units should be provided with private outdoor space in the form of decks, patios, and/or balconies. Screening by means of fencing, landscaping, or both, should be provided between ground-level private outdoor spaces. Balconies sharing a common flank will be provided with a separation of some screening material which provides each balcony with visual privacy.

2.7.7 Rooflines

- Stepped roof lines that scale buildings from major to minor elements are strongly encouraged.

- Buildings with a pitched roofline should have a minimum slope of 5 in 12. The pitched roof should extend for the full length of the building and may include false mansards or parapets.

2.7.8 Materials & Exterior Finishes

- The use of non-combustible building materials is encouraged.
- Where feasible, a variety of locally responsive building materials should be incorporated into the design without compromising the building or structure's fire resistance.
- Exterior building materials should be chosen for their functional and aesthetic quality and should exhibit high qualities of durability, longevity and ease of maintenance.
- Continue higher quality materials used on the principal façade around any building corner or edge which is visible to the public.
- Authentic detailing and application of exterior finishes is strongly encouraged. Unfinished building walls, including exposed basements, are discouraged.
- Building materials should be residential in character, including materials for siding, roofs, and other external details. Exterior materials which are considered acceptable include wood, standard dimension brick, stone, smooth finish stucco with wood highlights, and siding which simulates a wood appearance.
- Infill townhome projects should incorporate existing design elements, proportions and other characteristics found within the neighbourhood.

2.7.9 Colours

- Building colours should complement the natural environment, inspired by site vegetation and vistas: earth-based warm greys, browns and umbers, and moss greens as well as cooler colours inspired from the sea and sky, such as pale blues and greys. Lighter tones can be used to provide accent trim and in base areas, projecting elements and entries. Bolder colours will be acceptable, assuming the overall palette is complementary.

2.7.10 Privacy

- Building placement should consider the privacy of adjacent properties and each individual unit through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence.
- Provide visual privacy between units through consideration of size, orientation, and location of windows and private outdoor space to avoid overlook of other windows and private outdoor space by the use of architectural or landscape elements.
- Consider acoustic privacy by the configuration and location of private outdoor spaces, and provision of wall and floor assemblies designed to resist sound transmission between interior spaces of adjacent dwelling units.

2.7.11 Tree Removal, Clearing and Grading

- Limit tree removal, vegetation clearing, stripping of top-soils, and bulk grading, to the extent required by each development phase.

- Recognize the existing topographic conditions and locate development and infrastructure - including building layouts and roads - in a manner that manages the need for significant cuts and fills.
- Where practical, avoid large cuts/fills to create 'build-able lots' or flat yards.
- Situate manufactured slopes behind buildings.
- Where possible, design final lot grades to mimic the natural slope thereby limiting use of retaining walls.
- Consider use of single loaded streets or split lanes with narrow roads to avoid scenic features and reduce grading.

2.7.12 Landscape Plans

Landscape Plans shall be prepared by a Landscape Architect registered in BC and should:

- use a variety of native or similarly hardy, drought tolerant deciduous and evergreen plant species, perennials and grasses that are best suited to the site specific growing conditions;
- minimize water consumption through means such as micro-irrigation and xeriscaping;
- provide visual separation from and compatibility with surrounding single family dwelling uses;
- improve the aesthetic appeal of the development;
- assist in the safe movement of pedestrians throughout the site while limiting access to sensitive areas;
- reduce the amount of impervious surfaces on the site;
- preserve natural character and delineate between amenity space and natural areas;
- establish or enhance habitat values on the development site where appropriate; and
- use plant species for replanting, restoration and enhancement to suit the soil, light and groundwater conditions of the site.

2.7.13 Landscaping

- a. Natural landscape areas
 - Wherever possible, pockets of natural landscaping reflecting the vegetation of the area should be maintained or installed in appropriate locations so as to provide visual relief in the surrounding built environment.
 - Landscape plans should reflect a combination of both natural and landscape treatments
- b. Landscape groundcovers
 - Areas of a multi-family residential site not developed with hard surfaces should be landscaped with solid landscaping of ground covers, shrubs and similar planting. Extensive use of mulches, gravel, artificial turf or other similar types of soft materials as the primary ground cover is not acceptable.
- c. Interplanting for expanses of paved areas
 - Areas of a multi-family residential site which are paved should have clusters of trees and/or other landscaping installed or use alternate materials such as stamped concrete or unit pavers, in order to break the image of any extensive hard

surface. Such landscaping is required for large outdoor parking areas or paved outdoor recreation/amenity areas.

d. Conservation of mature vegetation

- The retention of mature vegetation on site is encouraged for all new development and redevelopment. Where retention cannot be achieved, replanting with appropriate tree species and other vegetation will be required.

e. Buffering Landscaped

- Screening should be provided between all multi-family residential development and adjacent single detached houses which share a common property line.
- A soft edge transition between the new multi-family and existing single-family developments will be necessary which can be accomplished by means such as rooflines, building heights, building materials and landscaping.

f. Landscape screening and fencing

- All residential areas should be screened with landscaping, fencing, berthing, or a combination thereof, from arterial roads and other major road corridors. The screening will be designed to restrict traffic noise and prevent vehicle headlight intrusion into residential units, as well as to prevent visual intrusion from passing vehicles.

g. Amenities

- All common outdoor areas on-site should be landscaped and provided with seating.

h. Landscaping materials

- Where wood is used for landscaping, squared or rounded timber ties of a minimum dimension of 4 x 4 inches in size should be used.

i. Signage

- Signage should be structurally integrated and architecturally compatible with the design of development. Indirect illumination of signs is acceptable, but the signage should be softly lit and integrated into the overall design of the site.

j. Screening

- Garbage enclosures, utility boxes, service kiosks, meters, elevator housing, exhaust elements, satellite dishes, etc. shall be screened or enclosed with a combination of landscaping, trees, fencing and gates to a minimum height of 2.0 metres. Any outside storage areas shall be located to the rear of buildings unless adequately screened.

2.7.14 Fencing

- Any fencing on site should be wood, metal, standard dimension brick, ornamental metal work, or a combination of these materials. Chain-link fencing is not generally acceptable as perimeter fencing for any residential site.

2.7.15 Slope Retention

- Utilize stepped building foundations and terraced retaining walls to manage lot grade changes.
- Integrate retaining structures with the onsite architectural character to reduce slope disturbance.

- Design road, driveway, and retaining walls to conform to the natural terrain where possible.
Retaining walls to remain in private ownership where practical.
- Avoid uniform retaining walls or mitigate with mature landscaping.

2.7.16 Lighting

- Lighting should be designed, both outside and inside developments to minimize glare and preserve the ambiance of the night sky.
- All new, replacement and upgraded exterior lighting in existing and proposed developments shall use Full-Cut Off/Flat Lens (FCO/FL) luminaries as required for roads, parking, loading and pedestrian areas. Exterior building lighting will also be required to use FCO lighting fixtures.

2.7.17 Children's Play Area

- Townhouse projects with more than 30 units should provide an outdoor play area onsite for children. This area should be located so that it receives surveillance from several units and is fenced. Children's play areas should include play equipment, to the satisfaction of the village and seating for adults who are supervising.

2.7.18 Parking Areas

- Parking areas should be integrated with the topography where feasible consisting of a series of smaller parking areas, screened through landscape design to establish a pedestrian-friendly environment while reducing the visual impact of surface parking areas.
- Where feasible, parking and loading areas shall be to the rear of the front-face of buildings. And preferably enclosed within a structure.
- Surface parking may not be accommodated between the property line and the front face of the building where a pedestrian environment is intended. When it is necessary that surface parking be located along a pedestrian walkway, or roadway, it should be adequately screened by solid fencing or landscaping, or a combination of the two.
- Surface parking areas should be paved, appropriately marked, and drained. Large expanses of pavement using a single paving material is to be avoided and, to this end, will require other treatments such as pavers, stamped concrete, concrete bands. Permeable materials and treatments such as grasscrete and paving stones are encouraged.
- Low impact rainwater control measures shall be integrated into paving treatments and landscape design to encourage detention and improve water quality.

2.7.19 Circulation and Access

- a. Universal accessibility
 - Wherever possible, all common areas of a multi-residential development site are to be accessible to persons with physical disabilities. To this end, all site furnishings such as lighting, bollards, signage, guardrails and seating are to be located so as to not impede access.
- b. Access to natural amenity areas

- Wherever development occurs adjacent to a public greenbelt, ravine, watercourse or other natural amenity, a pathway or other means of access from the subject site to these areas should be provided. Bollard fencing should be used to delineate the public green areas from private development.

c. Lighting

- On site lighting of walkways, parking lots, common areas, and public entranceways should be accomplished by means of lamp standards or light bollards which contribute to a consistency in design character throughout the site. Site lighting shall be of a design which prevents “light-spill” onto adjacent properties, and into the bedroom areas of dwelling units on the site.

d. Pedestrian pathways

- Public open space and pedestrian walkway linkages to adjacent neighbourhoods (to complement recreational opportunities and reduce automobile dependence) shall be encouraged that favours pedestrian movement.

e. Street Amenities

- Public and private street designs shall provide pedestrian amenities such as benches, human-scaled lighting, street trees, and recycling/refuse receptacles where appropriate.

2.7.20 Pedestrian Safety and Access

- Safe pedestrian routes shall be provided to link multi-unit residential developments to and through existing neighbourhoods, parks and neighbourhood destinations.
- Pedestrian sidewalks and pathways should provide direct/convenient connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
- Sidewalks and parking areas should be designed according to barrier free access standards.

2.7.21 Solid Waste and Recycling Areas

- Development site plans should include solid waste pick-up and bin storage areas.

2.7.22 Location of Solid Waste and Recycling Areas

The location of garbage and recycling storage spaces should:

- Be located in an area such that noise and odour impacts to building occupants and neighbouring properties are minimized.
- Not impede vehicle or pedestrian access on laneways, drive aisles, parking stalls, or other publicly owned rights-of-way.
- Not be located in the required front yard setback.
- Be designed to be wildlife resistant.

Should garbage and recycling storage be accommodated in an enclosed garage structure, additional garage width will be necessary to accommodate storage bins.

2.7.23 Snow Removal and Snow Storage

The design and consideration of roads should consider snow removal and snow storage operations areas that should:

- Be in an area such that visual impacts to building occupants and neighbouring properties are minimized.
- Not impede vehicle or pedestrian access on laneways, drive aisles, parking stalls, or other publicly owned rights-of-way.
- Not be in the required front yard setback.

3. Development Permit Area 3 (DPA-3): Watercourse Protection

3.1 Category

Areas coloured blue on Schedule F: Watercourse Protection Area are to be designated Development Permit Areas (DPA) as per the Local Government Act Section 488(1)(a) for the purpose of protecting the natural environment, its ecosystems and biological diversity from development.

3.2 Justification

Specifically, the Watercourse Protection DPA has been established to protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character.

The guidelines for the Watercourse Protection Development Permit Area, consistent with the requirements of the Province's Riparian Areas Regulation (RAR), are to be contained in the Village's Zoning Bylaw.

The Watercourse Protection Area illustrated on Schedule F has been established to encompass the RAR Assessment Area, generally 30 metres from the top-of-bank of a stream or ravine. In some instances, the illustrated Watercourse Protection Area may extend beyond 30 metres to allow for variances in ravine width.

A development permit is required for all subdivision or building permit applications within the development permit area.

3.3 Objectives

The Watercourse Protection DPA has been established to:

- protect the features, functions and conditions that are vital in the natural maintenance of stream health and productivity, core elements of Anmore's rural character;
- provide natural amenities in the community; and
- enhance public safety.

These objectives form the basis for design guidelines to be applied to all properties within DPA 3.

3.4 Assessment

Prior to undertaking any of the following activities within the areas identified on Schedule F, property owners should consult the Village:

- 3.4.1 Removal, alteration, disruption or destruction of vegetation;
- 3.4.2 Disturbance of soils;
- 3.4.3 Construction or erection of buildings and structures;
- 3.4.5 Creation of non-structural impervious or semi-impervious surfaces;
- 3.4.6 Flood protection works; • Construction of roads, trails, docks, wharves and bridges;
- 3.4.7 Provision and maintenance of sewer and water services;
- 3.4.8 Development of drainage systems; • Development of utility corridors; or
- 3.4.9 Subdivision as defined in section 872 of the Local Government Act.

In cases where a setback and restrictive covenant has been established through a RAR assessment or through consultation with Fisheries and Oceans Canada (DFO) and/or the BC Ministry of Environment, a Development Permit will not be required. Alternatively, a property owner has the option to replace the existing setback with a RAR setback, based on the findings of a Qualified Environmental Professional.

3.5 DPA-3 Guidelines

Should a development permit be required the following guidelines are provided:

3.5.1 Applications should meet the requirements of the Fisheries Act, Water Sustainability Act, and Riparian Areas Protection Regulation, and comply with the laws, regulations and best management practices for all changes in and about a watercourse, stream, or wetland (including isolated watercourses/wetlands). For instream works, specific standards and best practices will apply as established by senior agencies. Where work requires notification or authorized approvals, it must meet the conditions prescribed by these agencies, including adherence to any appropriate timing windows that are in effect at the time to protect fish habitat.

3.5.2 Design any water management or other engineering structures that may affect fish habitat or populations to maintain or improve the fisheries values. New or rebuilt culverts should be fish passable.

3.5.3 Maintain or improve the Riparian Zone to be consistent with the provisions of the Riparian Areas Protection Regulation. A Habitat Restoration Plan is required and may include measures as follows:

- a. Stabilize streambanks.
- b. Provide adequate shade to moderate water temperatures.
- c. Provide leaf litter and insect drop for fish food.

- d. Sustain the natural capture of runoff water to maintain water quality.
- e. Maximize infiltration and intercept precipitation to moderate runoff contributions to stream flows. vi. Provide logs, snags, and root wads to provide habitat within and adjacent to stream channels.
- f. Remove invasive species and noxious weeds in accordance with an Invasive Species Management Plan where appropriate.
- g. Plant native vegetation to restore riparian areas.
- h. Maintenance and monitoring to ensure successful restoration.

3.5.4 Minimize the extent of impervious areas to promote groundwater infiltration and reduce stormwater runoff into the riparian assessment area.

3.5.5 Do not drain rainwater from developed areas directly into the riparian setback area and watercourses. Rainwater will be managed on site with a focus on infiltration or detention approaches to management.

3.5.6 Minimize alteration of the contours of the land outside the areas approved for buildings, structures, and site accesses by minimizing the deposit of fill and the removal of soil.

3.5.7 Prepare a BCLS survey plan that identifies the top of bank of the stream, top of ravine bank, and high-water mark, in relation to the property lines and existing and proposed development.

3.5.8 Install temporary fencing and signage to prevent encroachment into the Riparian protection Zone during construction. Vegetation within riparian protection zone shall remain undisturbed.

3.5.9 Restore and replace native vegetation in areas where riparian corridor disturbances are unavoidable (e.g., repairs to municipal or other services), after the work has been completed in accordance with best management practices and/ or senior agency requirements.

3.5.10 Complete a daylighting feasibility study for proposed developments that contain culverted sections of a watercourse that are fish-bearing or potentially fish-bearing with the removal of barriers. If deemed feasible, implement the daylighting in accordance with a daylighting plan.

3.5.11 Install permanent post and rail fences with signage and/or vegetation that deters encroachment along all protected areas and related covenant boundaries to discourage human access. Vegetation within protected/covenant areas shall remain undisturbed.

3.5.12 Install educational signage along the temporary and permanent protection fences at regular intervals indicating that the area is environmentally sensitive.

3.5.13 Plan, locate and construct trails in a manner consistent with best management practices that respect environmental protection, including:

- a. Avoiding removal or damage to trees and minimizing vegetation loss.
- b. Avoiding trails on or near steep or unstable slopes or within other sensitive areas.
- c. Trails should not alter the natural drainage of the area.
- d. Limiting trail widths to a maximum of 2 metres and ensure stream crossings are perpendicular to the channel.

- e. Installing trail surface materials that are inert and clean. Avoid the use of wood waste materials (e.g., bark mulch, hog fuel), limestone and asphalt on new trails in riparian corridors where possible.

4. Development Permit Area 4 (DPA-4): Protection of Development from Hazardous Conditions – Steep Slopes

4.1 Category

Pursuant to subsection 488 (1)(b) of the Local Government Act, the purpose of this designation is to protect development from hazardous conditions.

4.2 Justification

DPA 4 – Protection of Development from Hazardous Conditions is applicable to all properties in the Hillside Residential designation as identified on **Schedule TBD**

DPA 4 is applied to protect development from potential hazards associated with slope stability as well as to ensure neighbourhood development works with the existing terrain to maintain landscape character.

4.3 Objectives

The objectives for Development Permit Area 4 are to:

- Reduce the possibility of property damage, personal injury and death that may be associated with new development in areas at risk from certain natural hazards.
- Ensure that development applications in such areas include identification of specific risks and analysis of those risks at the subject site, prepared by a qualified professional engineer or professional geoscientist with demonstrated expertise and experience in geotechnical study and geohazard assessments.
- Ensure that appropriate conditions are set for such development so as to reduce the degree of risk.

These objectives provide the basis for guidelines which shall apply to certain types of development applications on sites falling within the boundaries of Development Permit Area 4.

4.4 Steep Slopes Definition

Steep slopes are defined as lands in their natural state that have a slope angle of 20% (11°) or greater for a minimum horizontal distance of 10 metres. Schedules D1 and D2 of the Official Community Plan show those areas with slopes greater than 20%. More detailed slope analysis may be necessary in order to confirm site specific slope characteristics.

4.5 Application

Development within these areas requires the submission of a geotechnical report to establish the feasibility of development in a safe manner. Such a report is required:

- 4.5.1 in all cases where a Development Permit is required for lands in DPA-2 identified as Steep Slopes on Schedule D2;
- 4.5.2 for all subdivisions within DPA 2 that contains lands identified as Steep Slopes on Schedule D2; and

~~4.5.3 if the building inspector official considers that construction would be on land that is subject to, or is likely subject to, flooding, mudflows, debris flows, debris torrents, erosion, land slip, rock falls, subsidence or avalanche, pursuant to s. 56 of the Community Charter.~~

4.5.3 Where the Building Official considers that the construction would be on land which is subject to or is likely subject to flooding, mud or debris flows, erosion, land slip, rock falls, subsidence or avalanche, the Building Official may request a report from a professional engineer or geoscientist that verifies whether or not the land may be used safely for the intended use. If the registered professional determines that the land may be used safely for the intended use, and in accordance with conditions specified in the report, the permit may only be issued if: (a) the owner covenants with the Village to use the land only in the manner certified for safe use and to reimburse the Village for any expenses that may be incurred by the Village as a result of a breach of the covenant; and (b) the covenant is registered on title.

4.6 Exemptions

A development permit is not required in the following circumstances:

- 4.6.1 interior alterations to existing buildings;
- 4.6.2 exterior alterations to existing buildings that do not exceed 9.29 m² (100 sq. ft.);
- 4.6.3 uninhabited accessory buildings of 10m² (107 ft²) or less in size, where no excavation or filling is required; and
- 4.6.4 emergency actions (such as flood protection, erosion protection, clearing of obstructions or removal of dangerous trees) required to prevent, control or reduce an immediate threat to life, to public property or private property.

4.7 Requirement for Additional Information

Additional inventory, assessment and planning requirements may be needed as part of an application for development within areas identified as hazardous lands.

These could include but are not limited to:

- 4.7.1 An environmental assessment;
- 4.7.2 A grading plan;
- 4.7.3 A tree and vegetation plan;
- 4.7.4 A storm water management plan;
- 4.7.5 An erosion and sediment control plan

4.8 Geotechnical Report Submission

Where an applicable development application is made on any site a portion of which exceeds 20% (11°) slope, consideration of the application shall be subject to submission of a geotechnical report, prepared by a qualified professional engineer or geoscientist who is registered or licenced in good standing with Engineers and Geoscientists BC, with demonstrated expertise in geotechnical study and geohazard assessments, analyzing site conditions and setting conditions for the safe use of the site, including as appropriate:

4.8.1 the results of slope stability analyses;

4.8.2 presentation of hazards, consequences and risks associated with the proposed development in a clear manner;

4.8.24.8.3 identification of mitigation measures necessary to verify the land may be used safely for the use intended;

4.8.34.8.4 setbacks from the toe and crest of steeper slopes, for buildings, structures and fills;

4.8.44.8.5 prescriptions for the manner of excavation and placement of fill, and supervision thereof;

4.8.54.8.6 the design, siting and maintenance of buildings, structures or works, including drainage and soil retaining works;

4.8.64.8.7 the maintenance or planting of vegetation;

4.8.74.8.8 confirmation that the site is safe for the intended purpose of the land ~~and may be relied upon by the Village of Anmore in considering a development permit application under section 488 of the Local Government Act for lands within DPA-4;~~

4.8.84.8.9 an assessment of how the development, its grading, and any recommended mitigative measures will affect the level of risk to other nearby properties ~~within the context of the Village's accepted risk management framework;~~

4.8.94.8.10 a construction management plan and a two-year post construction monitoring plan to determine any ground subsidence or lateral movement that may occur; and

4.8.104.8.11 any other conditions determined by the village.

4.9 Vegetation Removal and Retention

- Where a geotechnical report is required, no clearing of vegetation and no construction of earthworks shall be undertaken for the proposed development before development plans have been approved by the Village.
- Development on steep slopes shall take place in a manner which maximizes the retention of existing vegetation.

4.10 Slope Stability

Slope stability shall be addressed such that there is no net decrease in slope stability resulting from the proposed development.

4.11 Riparian Areas

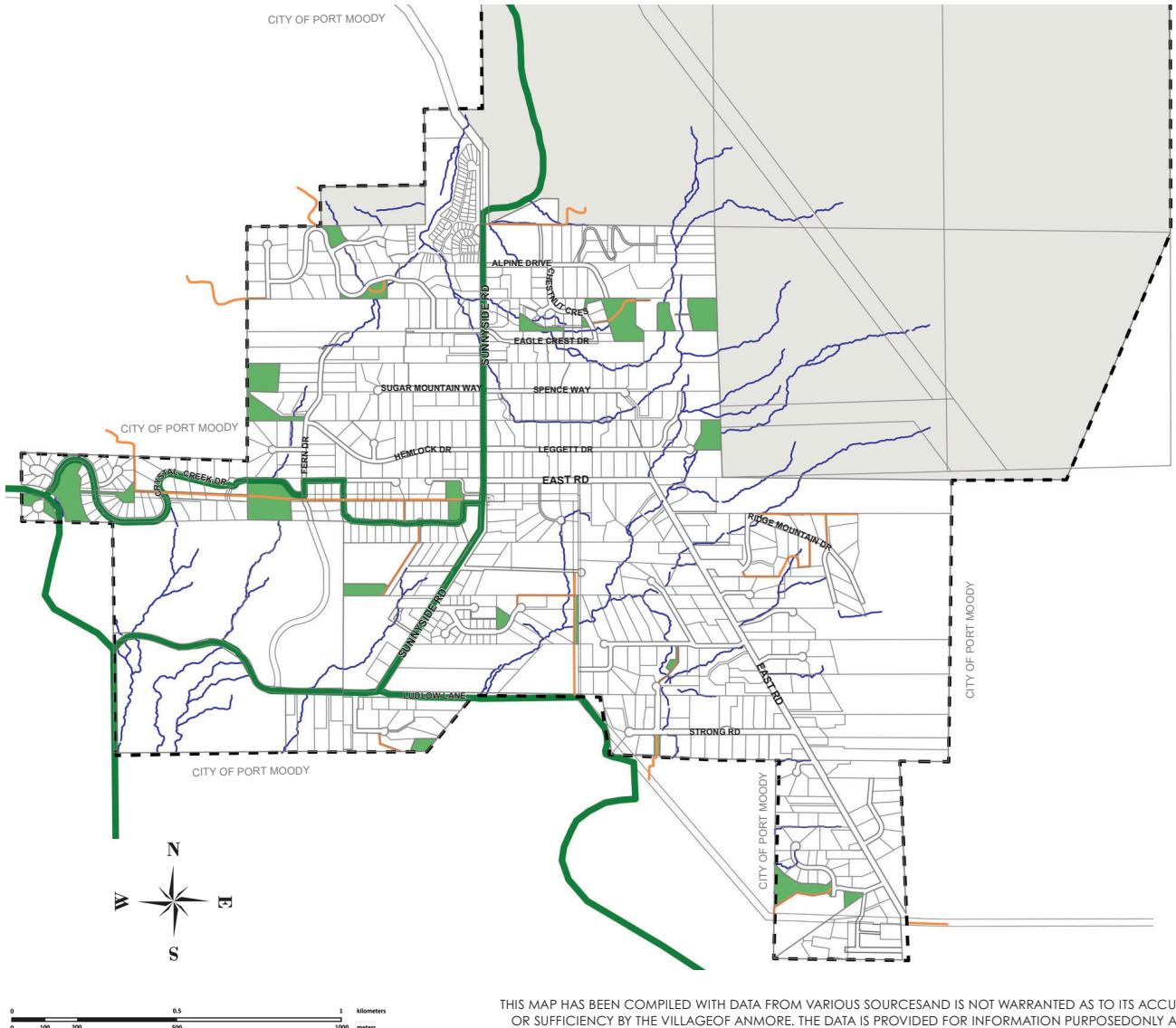
Where a proposed development is in the vicinity of a watercourse, requirements included under the Fish Protection Act, Riparian Areas Protection Regulation and the Village's Zoning Bylaw may also be in effect.

4.12 Submission of a Registerable Covenant

Approval of any application shall be subject to submission of an registerable covenant in favour of the Village and executed by the owner of the land, whereby the owner agrees to use the land only in

accordance with the conditions of the approval and of the geotechnical report, and to save the Village harmless from any damages as a result of the approval.

SCHEDULE E: PARKS AND TRAILS MAP



LEGEND

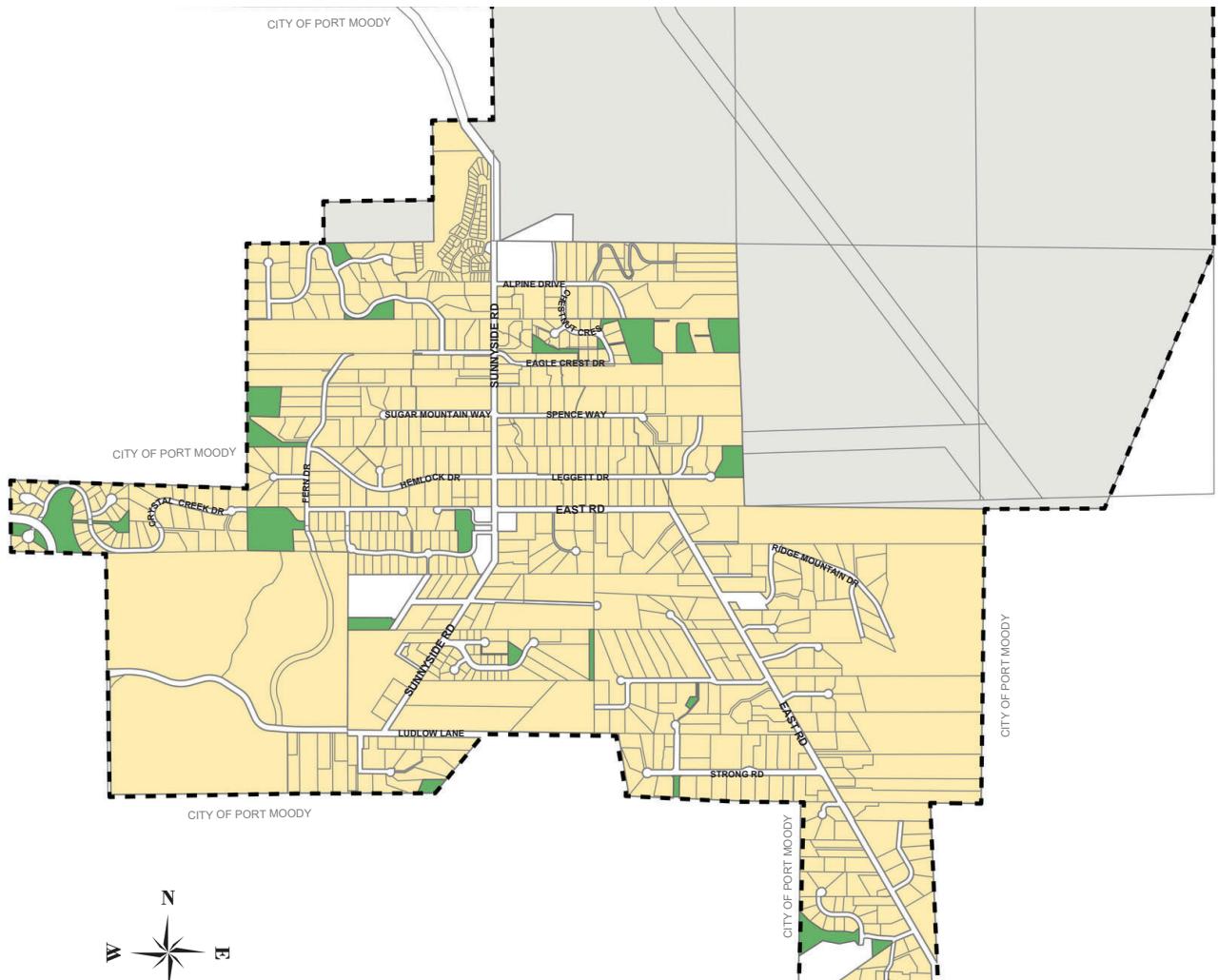
- Parks
- Trails
- Watercourses
- Regional Greenway Network (Metro 2050)
- Municipal Boundary
- Right of Way
- Rural Residential
- Conservation & Recreation



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SCHEDULE F: (DP-1) RURAL RESIDENTIAL SMALL SCALE MULTI-UNIT HOUSING DEVELOPMENT PERMIT AREA



LEGEND

- Parks
- Municipal Boundary
- Rural Residential
- Rural Residential Development Permit Area
- Conservation & Recreation



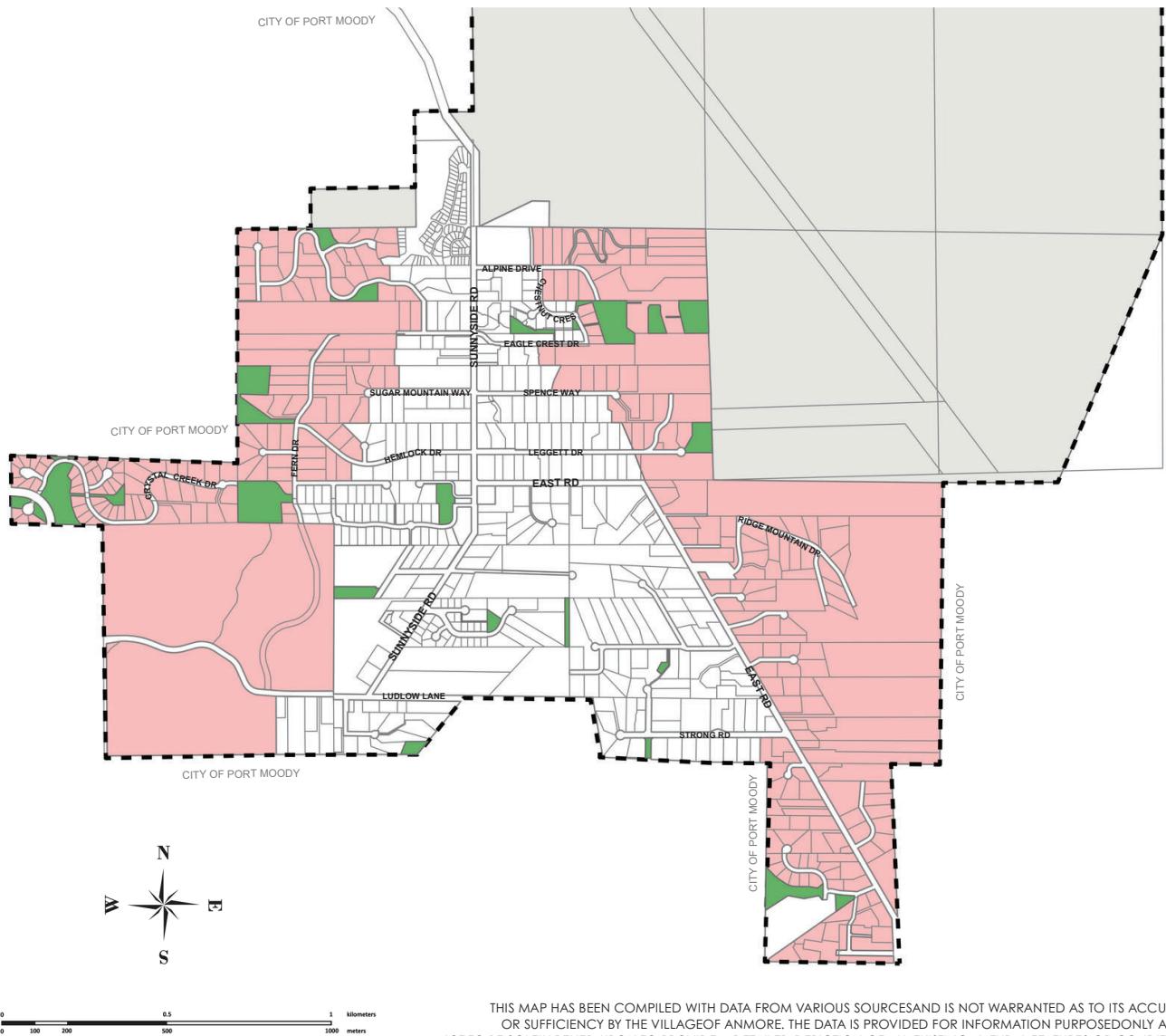
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0 100 200 500 1 kilometers
0 500 1000 meters

SCHEDULE G: (DP-2) HILLSIDE RESIDENTIAL SMALL SCALE MULTI-UNIT HOUSING DEVELOPMENT PERMIT AREA 2 MAP



LEGEND

- [Green square] Parks
- [Dashed line] Municipal Boundary
- [White square] Rural Residential
- [Pink square] Hillside Residential Development Permit Area
- [Grey square] Conservation & Recreation

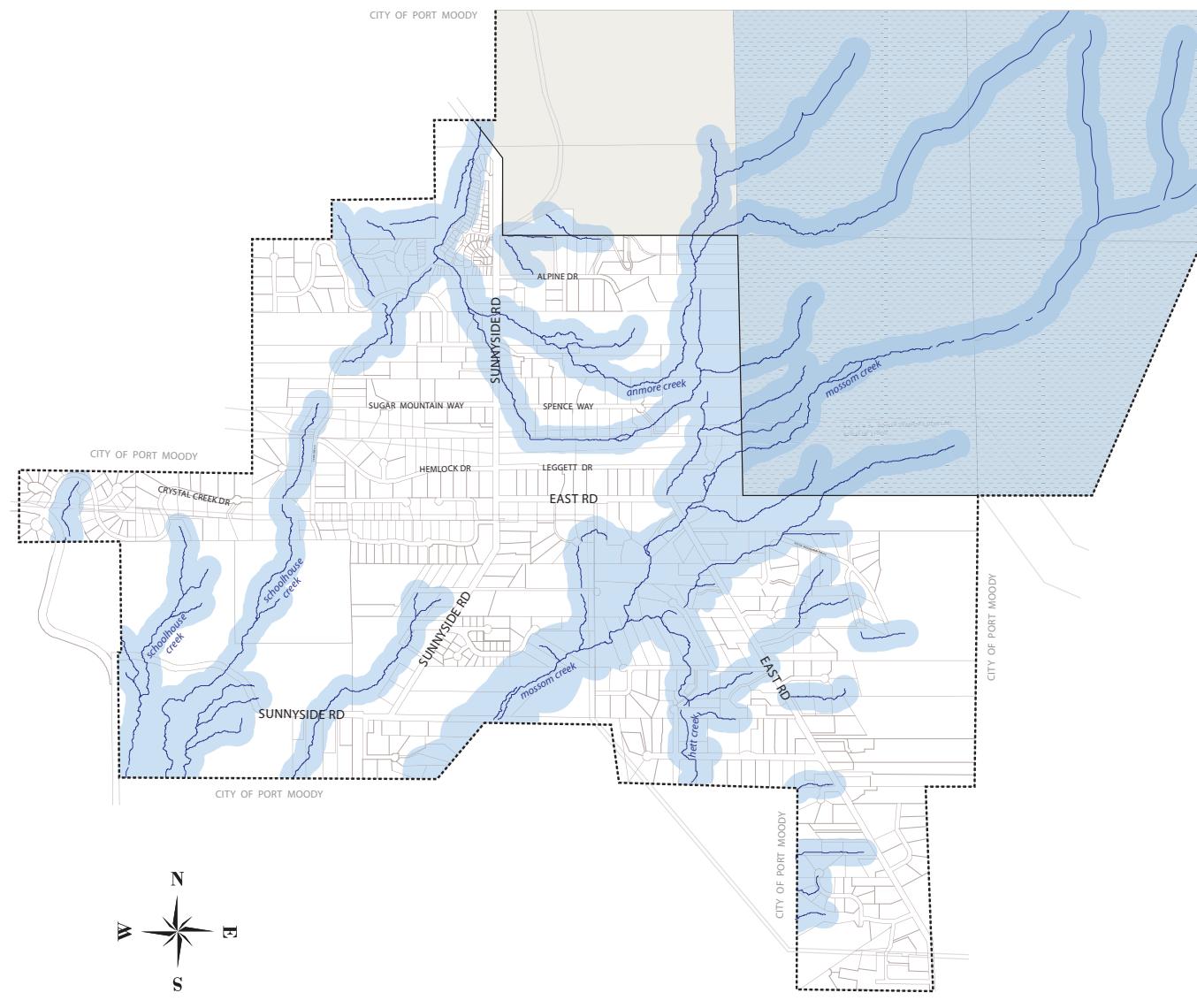


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SCHEDULE H: (DP-3) WATERCOURSE PROTECTION DEVELOPMENT PERMIT AREA MAP

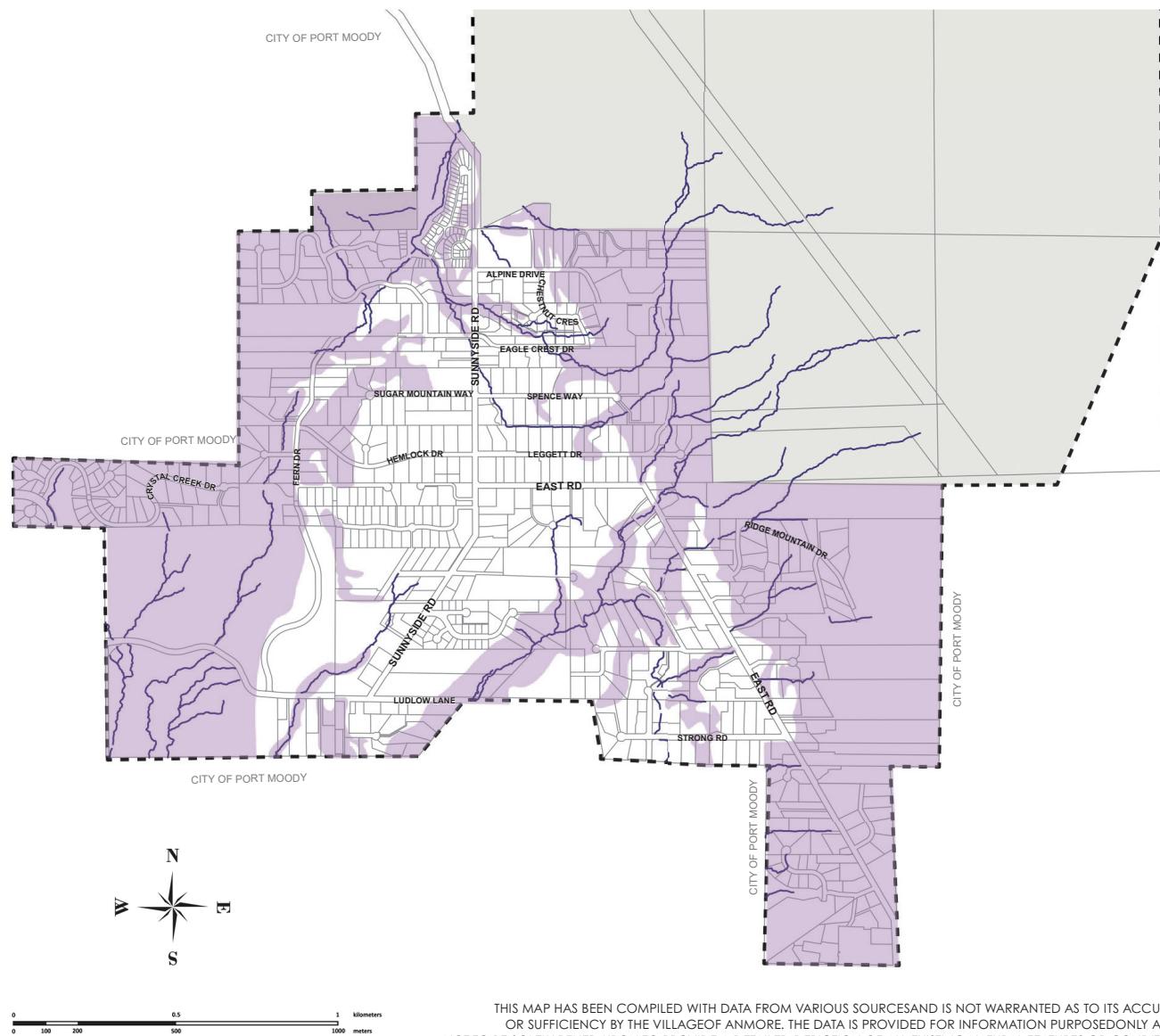


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SCHEDULE I: (DP-4) STEEP SLOPES DEVELOPMENT PERMIT AREA



LEGEND

- Steep Slopes Development Permit Area (equal to or greater than 20% slope)
- Watercourses
- Municipal Boundary
- Rural Residential
- Conservation & Recreation



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